

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



FLAT 5, 26 WEST END, KIRKBYMOORSIDE, YORK, YO62 6AF

**An appealing 3 bedroom apartment forming part of a Chapel Conversion
with allocated parking space in a private garage below**

Entrance Hall

Sitting Room

Kitchen/Dining Area

3 Double Bedrooms

Bathroom

Garaging

Gas Central Heating

No Onward Chain

EPC Rating: C

GUIDE PRICE £175,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

26 West End, a former Methodist Chapel, converted in the 1980's into five self contained apartments with private garaging beneath. The property stands proud, in a prominent position along West End only a short stroll from the Market Place where a good range of local amenities are at hand.

Flat 5 occupies the entire area of the third floor and comprises Entrance Hall, 'L' shaped Sitting Room, a large Kitchen/Diner with integrated oven and hob and with superb views across the rooftops of the town and over neighbouring gardens. There are 3 double Bedrooms (Bedroom 3 currently being used as a home office) and Bathroom. From the Hall there are pull down ladders leading to a vast loft space which is partially boarded and provides exceptional storage space.

There is double glazing throughout and a new gas central heating boiler was installed approx. 2 years ago.

Within the basement of the building there is a huge garage in which 4 out of the 5 apartments have allocated parking space, a rare feature with an apartment in the centre of town.

There is no onward chain with this property as the Vendors have already secured their next property.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

Council Tax: We are informed by Ryedale District Council that this property falls in band C.

Tenure: We are advised by the Vendors that the property is Leasehold, held on a 999 year lease from 1983. The freehold is owned by The Chapel House Residents Association. The monthly management charge is currently set at £75.

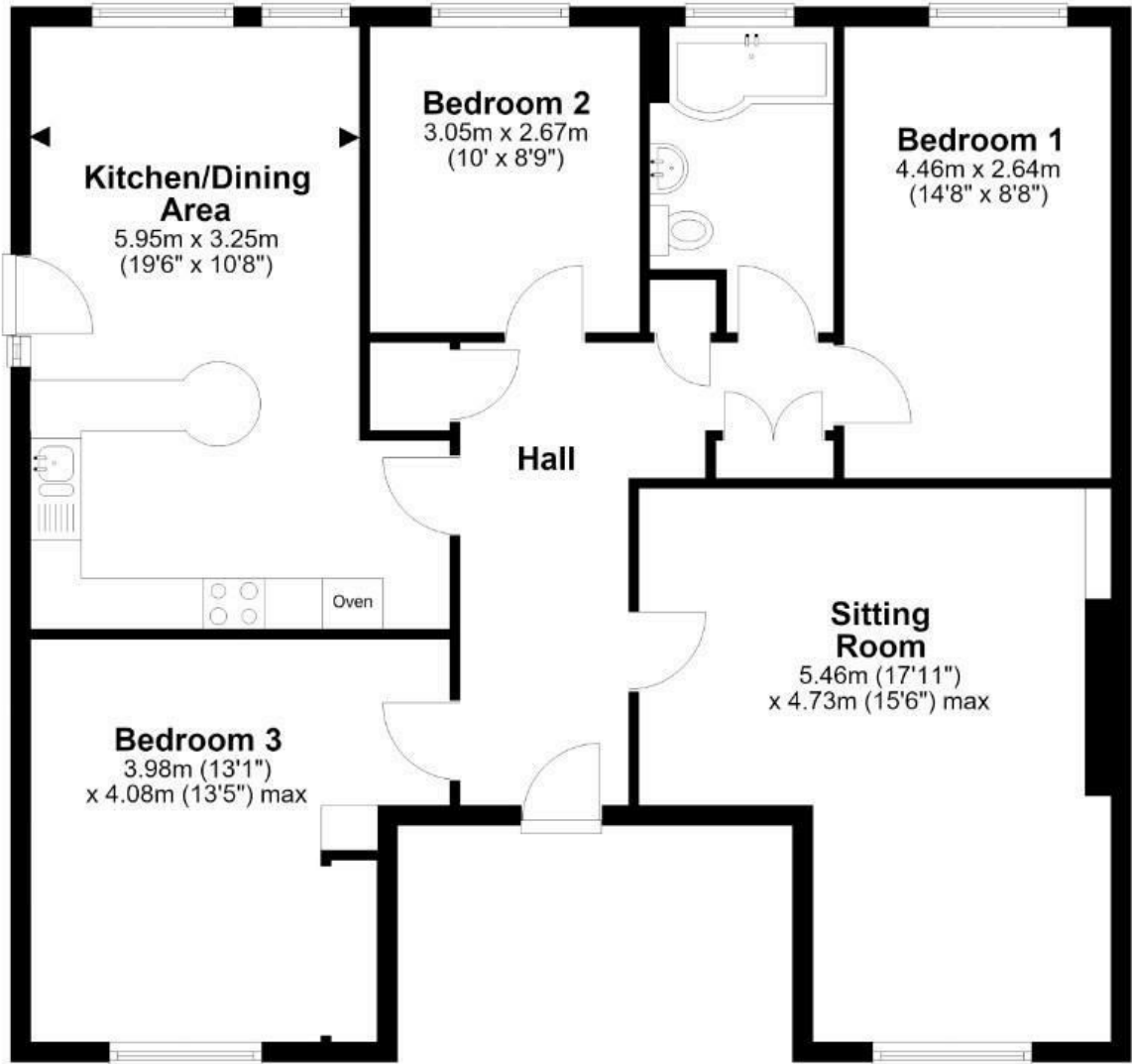
Viewing Arrangements: Strictly by prior appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, YO62 6DA. Tel: 01751 430034



Accommodation

Ground Floor

Approx. 97.1 sq. metres (1045.3 sq. feet)



Total area: approx. 97.1 sq. metres (1045.3 sq. feet)
Flat 5, 26 West End, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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